105.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	710,600 / 710,600
					USE VALUE:	710,600 / 710,600
					ASSESSED:	710,600 / 710,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICHOLS WILLIAM E
Owner 2:	
Owner 3:	
Street 1:	72 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTAS EVANGELOS/CHRISTINA -
Owner 2:	TRS/72 HODGE RD TRUST -
Street 1:	72 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,793 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8793.000	231,900		478,700	710,600
Total Card	0.202	231,900		478,700	710,600
Total Parcel	0.202	231,900		478,700	710,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.67 | /Parcel: 366.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67509
GIS Ref	
GIS Ref	
Insp Date	10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,900	0	8,793.	478,700	710,600	710,600	Year End Roll	12/18/2019
2019	101	FV	190,200	0	8,793.	478,700	668,900	668,900	Year End Roll	1/3/2019
2018	101	FV	190,200	0	8,793.	410,300	600,500	600,500	Year End Roll	12/20/2017
2017	101	FV	190,200	0	8,793.	382,900	573,100	573,100	Year End Roll	1/3/2017
2016	101	FV	190,200	0	8,793.	328,200	518,400	518,400	Year End	1/4/2016
2015	101	FV	189,200	0	8,793.	294,000	483,200	483,200	Year End Roll	12/11/2014
2014	101	FV	189,200	0	8,793.	272,100	461,300	461,300	Year End Roll	12/16/2013
2013	101	FV	189,200	0	8,793.	259,500	448,700	448,700		12/13/2012

!8328!

PRINT

Date	Time
12/10/20	22:54:22

LAST REV

Date	Time
10/16/18	11:31:19
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTAS EVANGELO	1322-146		7/7/2006	Family	1	No	No		
COSTAS NICHOLS	1254-67		6/27/2002	Family	1	No	No		
NICHOLS COSTAS	975-93		9/1/1983	Family	1	No	No		

USER DEFINED

Prior Id # 1:	67509
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
4/22/2009	Meas/Inspect	163	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
8/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8793		Sq. Ft.	Site		0	70.	0.78	4									478,651						478,700	

Total AC/HA: 0.20186 | Total SF/SM: 8793 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 478,651 | Spl Credit | Total: 478,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.34906793
Const Adj.:	1.00000000
Adj $ / SQ:	128.161
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315131
Depreciation:	83194
Depreciated Total:	231936

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

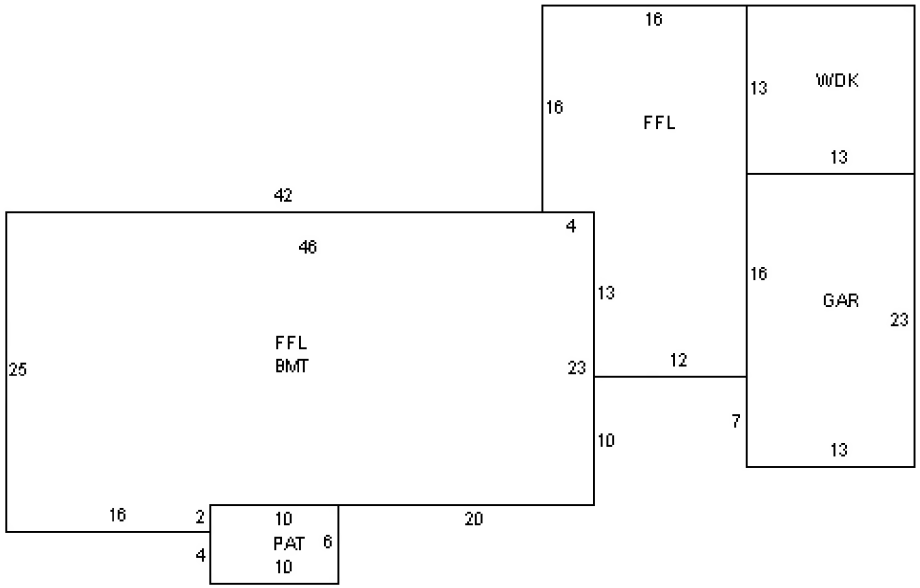
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.16
Special Features:	0	Val/Su Net:	74.33
Final Total:	231900	Val/Su SzAd	154.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,502	128.160	192,499
BMT	Basement	1,090	43.370	47,273
GAR	Garage	299	23.360	6,985
WDK	Deck	169	11.920	2,014
PAT	Patio	60	6.000	360
	Net Sketched Area:	3,120	Total:	249,131
Size Ad	1502	Gross Are	3120	FinArea 1938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	